Great, Modern Factory Structures To Lure Manufacturers to Queens

Manufacturers in Greater New York Atlantic seasoned cities and towns, at and elsewhere seeking modern facilities his back door. This means a great saying for receiving raw materials, producing in time in receiving raw material and shipping the manufactured products with the least possible inconvenience need not go beyond the city limits. It places the Degnon Terminal tenant at the gateway of the world and at the same time in the heart of the world's literature.

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56 Broadway, New York City

AND CONNECTICUT

Purchase Scaradale

Port Chester

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Greenwich

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Manufacturers in Greater New York | Atlantic seaboard cities and towns at

in Long Island City, within six minutes of the Grand Central Terminal, there are now being offered unequalled facilities. The close proximity to buyers, markets and the retail shopping centre makes it convenient for the manufacturer is have his showroom right in his factory. Such conveniences are unobtainable in any other part of the port of New York. In addition, the factory buildings are of the most modern construction, built along lines that provide the greatest amount of natural right end complete in sanitary arrangements. Besides, their location is adjacent to modern kouses, where the rents are comparatively lines, which will provide approximately long travel and early risings.

While the idea of a terminal industrial centre is not new, having been successfully conducted on the South Brooking waterfront for some years, the idea of being established so near to the buyers and retail centre that showrooms could be maintained in the factory is indeed new and was introduced by the Degnon Company, of which M. J. Degnon is president, at its develop-

the Degnon Company, of which M. J. respectively.

The buildings have been so designed Degnon is president, at its develop-Degnon is president, at its development in Long Island City.

Besides these features, the manufacturer who locates in the Degnon Terminal has the advantages of every rall-sed in the United States, Canada and Exico; steamboat lines that serve the Long Island Sound, Hudson River and Long Island Sound, Hudson River and Long Island Sound. That the arrangements and conventions are the Degnon Terminal are sat-

REAL ENTATE FOR SALE-QUEENS.

Aside from the location, accommodations, conveniences and modern equipments, the price at which the Degnon company is willing to dispose of factory sites at the Degnon Terminal is the most attractive feature it has to offer. "It is safe to say," said E. S. Nugent of the Degnon company, "that at no other terminal in the port of New York could a manufacturer secure plots which would lend themselves to such economical building as at the Degnon Terminal."

The managers of the Degnon company are ever on the lookout for restive-

Terminal."

The managers of the Degnon company are ever on the lookout for restiveness among manufacturers. They have observed the recent changes in the needle industries of New York and have projected plans to conveniently accommodate these and other industries. So convinced is the Degnon company of the success of its plan that it expects to sell 1,000,000 square feet of floor space in the next ninety days. It feels so sure that manufacturers will be attracted by the natural advantages offered that it anticipates the activities in building and manufacturing at the Degnon Terminal during the season of 1917 will surpass any other location in New York city.

square feet in a unit. The buildings proposed are served with railroad is sidings and also are immediately adjacent to the waterfront, giving a double service of rail and water.

That the arrangements and conveniences at the Degnon Terminal are satisfactory is proved by the number of inquiries received for space. It has developed that a great advantage is gained, especially to the tenant, where

REAL ESTATE FOR SALE-QUEENS.

each manufacturer is given his individual building; first, because it secures
for him individuality; second, it reduces the insurance rate almost 50 per
cent. if he occupies the premises entirely himself, and, third, the cost of
maintenance is materially reduced when
the property is under the control of one
tenant.

Aside from the location, accommodations, conveniences and modern equip-

labor market is therefore assured. Be sides, the New York Connecting Rail-road across the largest bridge of its road across the largest bridge of its kind in the world is expected to be in kind in the world is expected to be in operation within a short time, which will afford quick shipping transit to New England States and points west. The rail service of the Pennsylvania and Long Island railroads will be augmented by other railroads of the United States and lighterage to Jersey terminals will be greatly reduced. be greatly reduced.

TO LET FOR BUSINESS PURPOSES.

ASTORIA FLAT SOLD. Minor L. Platt has sold for the Mat-thews Building Company the three story apartment and store building at the northeast corner of Grand and Seven teenth avenues.

TO LET FOR BUSINESS PURPOSES.

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MONAHAN EXPRESS CO. 217-19-21 West 17th St.

221-23-25 West 17th St.

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Marston & Co., 30 East 42nd Street. Tel. 540 Murray Hill CORNER OFFICE. Wonderful light two sides. Modern magnificent fireproof effice building. Rent only \$25. Continuous ser-vice. 110 West 40th st.

LOFTS TO LET 13 East 16th St.,

59 Beekman St., hetween William and Gold sts., 2d loft, 25x100, electric hoist; possession May 1st, 1917.

91 Bleecker St., corner Mercer st., 4 lofts; 25x132 each elevator; rent 20c. per sq. ft.; immediat

93 Bleecker St., between Mercer and Greens sts., 4 lofts 25x50 each, hoist; rent \$720; immediate

95 Chambers St., between Broadway and Church st., 2d loft, 25x150, heat, electric elevator; possession April 1.

18-20 Cliff St.,

47 East 19th St., between4th av. and Broadway; 3rd and 6th (top) lofts. 25x90; heat and elevator; rent \$720; no manufacturing; possession now.

373 Fourth Av., between 26th and 27th sts., entire floors measuring 7,000 sq. ft. and smaller space; modern sprinkled building; immediate

439-441 Lafayette St., near Astor place, 4th and 5th (top) lofts, 50z80; heat, freight and passenger ele-vators; fireproof building; immediate possession. 59 Walker St.,

adjoining Broadway, 3d and 4th (top) lofts, 25200; suitable for offices or show-rooms; heat, electric elevator; imme-

25 Cliff St.,

between John and Fulton sts., 2d loft and about (top) loft, heat and freight elevator.

Lists of Stores, Ruildings, Floors and Offices furnished upon application. Forty years' experience at your service.

Wm. H. Whiting & Co.,

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Opposite a charming little park House 46 is imposingly located on a terraced plot with a frontage of over 90 feet. The stone steps and stone retaining wall, covered with ivy and other vines, make an inviting entrance to this cozy little home, which is built of tapestry brick in English cottage style. There are six rooms and bath and a large screen-in porch. It would be difficult to find anywhere a more artistic house or a more attractive setting. A highly restricted community, ample park and playground facilities, sidewalk lawns, clean, well-kept streets, and particular attention paid to landscape architecture, make the Gardens a most desirable place in which to live.

This house is one of thirty-five houses the Company is completing for spring delivery. Prices from \$10,500 to \$25,000. Terms of payment can be arranged for those wishing to make a small initial cash investment.

For Information apply to Department S. SAGE FOUNDATION HOMES COMPANY, 47 West 34th St., New York

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If you have been kept from buying a home of your own because you lacked the initial payment necessary, here is the plan by which you can do it NOW.

Start a Little Neck Hills Saving Account with as little as \$50 and a small monthly sum. When your plot is paid for we will help you finance and build a home here exactly to your liking—suited to your ability to pay.

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DIRECT SUBWAY

connection from 42d St. Subway will be completed this Spring to Woodside Station, leading direct to LETTLE NECK HILLS, Borough of Queens, N. Y. City, by Long Island electric trains from the Woodside Station. LITTLE NECK HILLS has winding drives and grand old forces shade trees. His 15-mile view from its hilltop. Prices \$400 to \$600 a Office on property open

Phone Cort. 3262. 220 Broadway, N. Y. Office on property open every day.

This offer holds good for 60 days only.

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Send for magazine de-scribing hundreds of places for sale or rent.

Maria Specialists in 527 5 Av. Rearby Connecticut Properties. Insurance.



GRAND CENTRAL PALACE MARCH STH TO II TH



just completed; owner cannot occupy; is rooms, tile bathroom, extra large living room full width of house; open freplace; up-to-date kitchen; large china dressers, new model gas range with improved hot water attachment; combination gas and electric fixtures; hot water heat; spacious porches front and side opening into living room; can be closed in as sun-parior for the winter; large grounds; 6,000 square feet; 3 minutes walk to beautiful sandy bathing beach; 40 minutes from city; owner's loss—your profit. Will self for \$4,500, worth \$5,000; \$330 cash, balance very easy monthly payments. C. BARGAIN, 243 W. 34th St., N. Y. City.

Grenwolde Great Neck, Long Island pancy. Your own ideas incorporated if you buy now. Great Neck Shores Corporation 129 Front St., N. Y. C. 'Phone4128John

BEAUTIFUL seashore bungalow of 5 rooms & bath, completely furnished in every detail & ready to move in, contains modern furniture, rugs, curtains, eilver, dishes, klichen utensils, linens, bedding, etc.; ground 99x160, all hedged in; new one car garage, steam heat, open fireplace, connecting bath with 2 bedrooms, block from bathing beach; great for all water sports, 40 minutes out; owner will sacrifice for \$4.200 complete, including furniture, garage, etc., on terms of \$500 cash & balance avranged. Further details & appointment to wish by writing to "SEA SHORE BUNGALOW," box 144 Cash.

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with 5-room house and outbuildings: chicken a pigeon house, nearly 2 acres of fine soil, suitable for poultry & the same raising a truck farming beauting group of cedar trees; house contains beauting group of cedar trees; house contains beauting group of town, where there is a large demand for all products; about an hour out in a pretty north shore town; \$20 a month and a small amount down from an interested responsible party. C. BAKER, 105 Fiatbush Ave., B'klyn.

Old Fashioned Homestead. (Needs few repairs), i rooms; large rounds; 40 minutes out; orchard, shade-rees, etc.; privilege of restricted bathing each; refined locality; bargain to quick suyer; easy terms if desired; full particu-ars on request. HOMESTEAD, box 124 bins.

GO BACK TO THE LAND For further information address Box H. H. 184 Sun.

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\$150 CASH buys my seven room house, bath heat and all improvements, electric-cottage and large garden plot; heat, gas, etc., large plot, good soil for cottage and large garden plot; heat, gas, etc., large plot, good soil for electric light, full cellar, porch and other togetables and poultry. Will take balance improvements; near trolley, school and defined; very cheep; closing estate. EXEC-UTOR, F. G. Bes 518, Brooklys.

\$150 CASH buys my seven room house, cottage and large garden plot; heat, gas, electric light, full cellar, porch and other improvements; near trolley, school and defined by very cheep; closing estate. EXEC-UTOR, F. G. Bes 518, Brooklys.



The Chance of a Lifetime

This property could not have been bought at any price prior to the present time.

Now it is for sale to close an estate. Can be had at bargain price.

Right on the ocean and extending to river at Seabright, N. J. Five cottages, all fully furnished.

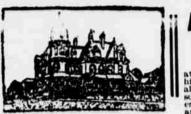
Large cottage designed by C. P. H. Gilbert. Should be bought for a Summer home or for invest-Illustrated booklet with floor plans sent on request.

You will regret letting this chance escape you. WILLIAM H. HINTELMANN, Rumson, N. J.

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Special summer advan-tages of bathing, boating, beaches, fishing, Casino, tennis. Terms to suit your pocketbook.

WRITE or 'PHONE for full information Howard Estates Development Co., FREDERICK W. KAVANAUGH, Pres.

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Beautiful Home on Salt Water Cannot be equalled in price, design, construc-tion or convenience to city centres. Just com-pleted and fully decorated; 7 rooms, including unique breakfast room, 2 bedrooms, living room with fireplace, chestnut trim, double floors, screens, shades, electricity, city water, extra shower bath in cellar; lawn 40x100; all street improvements, trees; close to achood, market, station and waterfront; short walk to bathing beach and tennis courts; 30 minutes from Broad-way, electric trains. Will sell at last season's construction cost. Moderate cash payment, bul-snoe on first and second mortgages; guaranteed

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Six 1-story brick buildings and one 2-story brick building containing about 26,000 SQ. FT. FLOOR SPACE, not including basement floor space. Four buildings directly connected. FULLY SPRINKLED. Steam heat; power plant. Three fuel oil tanks with capacity of 12,000 gallons with a discharge line from N. Y., N. H. & H. R. R. tracks. R. R. SID-ING AVAILABLE.

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Cell Drier Plant-Fully Equipped TAUNTON, MASS., 87 MILES PROM BOSTON. Fully equipped machine shep and foundry; tidewater frontage, N. Y., N. H. & H. R. R. siding; 10 ACRES; 32.400 sq. R. of foor space; electric traveling cranes; modern machine, tool and foundry equipment—electric power and light plant 8 years old. EXCELLENT LABOR. PLANT SOLD WITH OR WITHOUT BUSINESS.

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BORDEN PLANT, 52 miles from New York City.
112.182 sq. ft. of manufacturing space, located on a plot of 14 acres. All main buildings of brick construction. ARTE-BIAN WELL WATER, 238 ft. deep. N. Y., N. H. & HART-FORD R. R. SIDING, 15 mile to Freight Station. CROTON RIVER FRONTAGE. Pinest of Power Plants. Newark, N. J., Plant

J. RAILROAD AVE., BLOCK FRONT, BET. VESEY AND JOHNSON STS. Three well-constructed brick buildings, containing 67,000 sq. ft., consisting of one 0-story, one 3-story, and one 3-story building with foundations heavy enough to carry three additional stories, all directly connected. Power plant. Two freight elevators. Average floor carrying capacity per sq. ft., 250-300 bx. Excellent light, EXCELLENT INVESTMENT FOR SMALL MANUFACTURER,

Cobalt, Conn. Approximately 24 acres of land located on NORTH SIDE OF CONNECTICUT RIVER, improved with brick and stone and frame buildings, containing about 12,500 sq. ft., and caretaker's cottage. Large frontage on Connecticut River with Dock House. Large frontage on Connecticut River with Dock House. Large frontage on Connecticut River with Dock House. Care frontage on Connecticut River with Dock House. GREAT HILL RESERTION. Covering 76 acres, offers 125 feet of water, which may be largely increased. POWER RIGHTS OWNED BY COMPANT. EXCELLENT WATER FOR MANUFACTURING PURPOSES. GOOD LABOR. MILES FROM MIDDLETOWN.

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Modern plant, MACHINERY AND EQUIPMENT, Property located in Jersey City, on Monmouth Street, between 12th and 13th Streets; handy to ferries; one and two-story concrete fire-proof buildings. 40,000 SQUARE FEET OF FLOOR SPACE; power plant; electric light, TRAVELING CRANE; RAILROAD SIDING AVAILABLE; both steam and producer gas now.

Fully Equipped Machine Shop & Foundry TRENTON, N. J.

BRICK FOUNDRY AND PORGE SHOP 183x50 ft. THREE
ELECTRICAL TRAVELING CRANES. CAPACITY OF 60
TONS PER WEEK OF GRAY IRON CASTINGS. Also
BRICK MACHINE SHOP containing 17,000 sq. ft. of forspace. Office building and pattern sheds. DYNAMOS,
MOTORN AND BOILERS. P. R. R. SIDINGS. PLANT
THREE TEARS OLD.

Fully Equipped Machine Shop & Foundry NEAR ALBANY, N. Y.
A completely equipped machine shop and foundry, containing
43.300 sq. ft, of floor space. Buildings of brick construction.
FILLY SPRINKLED. Electric light and steam heat. R. R.
SIDING. Cuppla caractiv 10 tons per day. Two traveling
transs. POWER RATE LESS THAN 1. CENT. GOOD
WILL AND BUSINESS INCLUDED IN SALE OF PROPERTY IF DESIRED.

Wallabout Terminal Section, Brooklyn, N.Y. FRANKLIN AVE. BLOCK FRONT.

A plot of ground 200x129.10 improved with two 2-story and one 3-story brick buildings, directly connected; a 1-story brick building, and 1-story frame building. TOTAL AREA 38.575 SO. FT. SEPARATE POWER PLANT. COMMING 100 H. P. Boilers and 100 H. P. Bail Engine. EXCELLENT LABOR.

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Entire block front on W. S. of Humboldt st., bet. Meserole and Scholes Sts., containing 75,000 SQUARE FEET of floor space. Building of brick, iron and concrete construction. Ceiling clearance of ABOUT 20 FEET, part of floors 500 LBS, PER SQ. FT. CAPACITY, 3 boilers, 100 H. P. each. Ice plant capacity of 80 tons daily, which may be largely increased on a small outlay.

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A 1-story concrete and frame building, containing 28,000 sq. ft., and a 1-story frame building containing 28,000 sq. ft., and a 1-story frame building containing 28,000 sq. ft., and a 6-story frame building containing 28,000 sq. ft. 5 ACRES. Two 250 H. P. and two 73 H. P. boilers—250 H. P. Colless engine. ARTESIAN WELL WATER 60 GALLONS FER MINUTE. MOUNTAIN SPRING BROOK, ERIE B. R. SIDING. EXCELLENT LABOR.

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Bulding is of the very latest and most approved type of construction and contains about 17,260 SQUARE FEET.

65°2 OF THE WALLS OF THE BUILDING ARE GLASS. Excellent labor. 2 acros. FINEST OF POWER PLANTS. Excellent water—both flown and artesian well water. N. T., N. H. & H. R. R. SIDING. Sprinkler System. J. H. DAY BAKING OVEN INSTALLED. Concrete floors throughout.

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FACTORY AND RESIDENCE EXTENSION OF TOWN.
Large tract of land along the main line of Pennsylvania Railroad, 23 miles from Philadelphia, PENNSYLVANIA RAILROAD SIDING. FRESH WATER, DELAWARE RIVER
AND CANAL FACILITIES; CHEAP COAL, GOOD LABOR,
excellent railroad facilities. With the above is offered one
of the flowth bome site properties along the Delaware River,
LESS THAN 4,000 FT. FROM BRISTOL STATION. American Malleables Co. BLOOMFIELD, N. J., PLANT, RIGHT AT THE BLOOMFIELD STATION OF THE D., L. & W. R., large railroad frontage: RAILROAD SIDING OBTAINABLE; brick buildings, suitable for foundry or heavy manufacturing; office building; yard space,

31 Nassau St. N. Y. City



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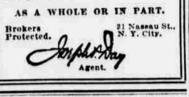
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Pacts about the "ideal Home Town."
SECRETARY, NUTLEY, N. J.

FARMS FOR SALE.

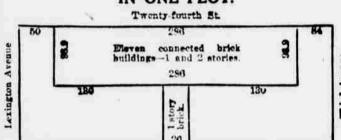
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Full Commission to Brokers. For further particulars apply to

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34-story, basement and ceilar brown
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150 acres, Lake Front Farm, Orange Business Plot, Weehar' n. N. J. 5 lots on Palisades : .rantwood, N. J. Lots at Massapeque, L. I.

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Lote at St. Albane, L. I. 500 lots at Fanwood, N. J. Send for details. LAMORE CO., OWNERS.

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Kerin residence and about 185 acres of land at Glass Lake on State highway between Averill Park and Crooked Lake, Rensselver County, N. Y. (main road from Tray to Pittisfield, Mass.). Desirable country residence in first class condition, occurring more than twenty rooms. Extensive view. Elevation upward of 1,048 feet, Soil excellent. Fruit tress and fine garden. Acres of woodland, Garage, backs, him houses, etc., etc. Ten miles from Tray, and accessible by trolley and less than a mile taxi rice. Will be roid cheap to close exists. Inquire of ROCHE, Attorney, 19-23 Second Street, Troy, N. T.

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TENANT desires to subjet attractive un-furnished studio equipped for living pur-poses; steam heat, electric light and all conveniences; near Brooklyn Bridge. Call or phone POPLAR STREET STUDIOS, 61 Poplar St., Brecklyn N. T.

FOR SALE

About 31,000 Square Feet

IN ONE PLOT.

Twenty-fourth St.

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Robert T. McGusty 'Phone 218 Cortlandt.

Houses for the Summer

Modern Furnished Houses on Bathing beach, dock, spring water, best ishing, acceeded porches; rent for season, though the according to size. St. Albans, Vt. Apply to Dr. Melville.

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WANTED-Borrow \$2,000 on first mer gage 500 acres improved farm; seven pe cent. Address R., box 142 Sun office. REAL ESTATE FOR SALE,

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